
S-4373
MOREHOUSE CATTLE FARM SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
April 25, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner, Morehouse Farm, Inc., represented by R. W. Gross and Associates, are seeking primary approval of a 4 lot subdivision on 11.463 acres, located at the northeast corner of Morehouse Road and CR 600 N, in Wabash 23 (SW) 24-5.

AREA ZONING PATTERNS:

The site is zoned Agricultural except for the northeastern corner of proposed Lot 3 which is zoned Flood Plain where Indian Creek cuts through the property. The parent tract is 51.5 acres; this four-lot minor will use all of its development rights.

AREA LAND USE PATTERNS:

The site is currently unimproved; the area surrounding the property is largely farmed or residential in use.

TRAFFIC AND TRANSPORTATION:

CR 600 N and Morehouse Roads are both classified as rural secondary arterials by the adopted County *Thoroughfare Plan*. The required 40' half-width right-of-way has been shown on the sketch plan. All four proposed lots would derive access from a single driveway off of CR 600 N (located within the 20' wide "flag pole" portion of Lot 3).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office, or the County Drainage Board, will need to approve drainage on this subdivision request prior to recordation of the final plat. A letter from the County Health Department states that, "the lots can be considered for shallow trench subsurface absorption systems or elevated sand mounds. Both system types will require subsurface perimeter drains to lower seasonal high water tables. Home site locations on each lot maybe limited to specific areas of the lot due to the locations of the soil borings indicating suitable areas for compliance..." The letter continues that, "Due to the seasonal high water table, outlets for perimeter drains must be provided. This will require an easement for lots 1, 2 and 4 for adequate depth of tile placement to serve each lot with discharge points on lot 3 near the east property line."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. Lot widths and areas on all four lots are sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance(s), a "No Vehicular Access" statement shall be platted along the Morehouse Road and CR 600 N right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. Perimeter drain easement(s) to the satisfaction of the County Health Department.
5. All required building setbacks shall be platted.
6. The Regulatory Flood Elevation and Boundary for the Indian Creek Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
7. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
8. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

9. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.